



Brook Street, Thurmaston, LE4



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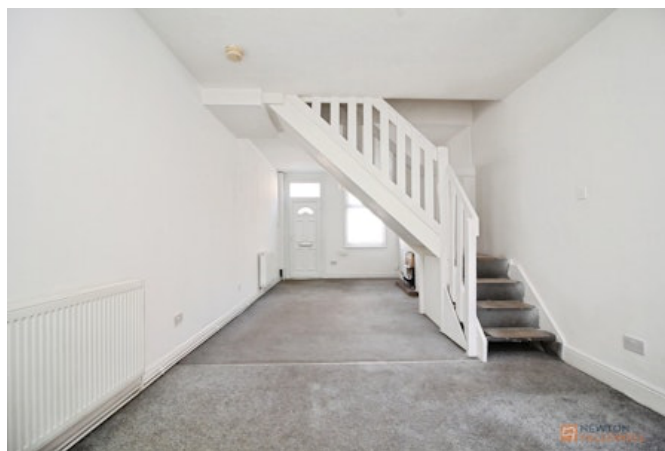
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£189,950



Key Features

- Available with no upward chain
- Extended two bedroom terrace house
- Open plan lounge diner with central staircase
- Located in the heart of Thurmaston, within walking distance to amenities
- Ideal first purchase or buy to let investment
- Conveniently located for major road links
- EPC rating TBC
- Freehold





Available with no upward chain, this neutrally decorated traditional two bedroom terrace would make a fabulous starter home, investment or downsize option. The gas centrally heated layout includes an open plan lounge diner and kitchen, with the first floor offering two bedrooms and a bathroom. At the rear is a low maintenance garden not overlooked from beyond with shared gated access to the front. Just a short walk away from local amenities and well placed for commuter links, an early viewing is strongly recommended to avoid disappointment.

Step inside your new home

Upon entry to the home, you step into the reception room, offering ample space for both formal dining and comfortable sitting. With a central staircase, meter cupboard and carpet flooring. The kitchen is fitted with units with complementary surfaces over, space for appliances and direct access to the rear courtyard.

Moving upstairs

Ascend to the first floor, a landing give access to two bedrooms, the main bedroom benefiting from having built in wardrobes. A particular highlight of the home is the extended bathroom comprising a bath with shower over, wash basin and WC, with complementary part tiled surrounds.

Outside

To the rear is a low maintenance cottage style garden not overlooked from beyond with fencing to boundaries. There is shared access across the rear of the property with gated access via number no.7 Brook Street.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

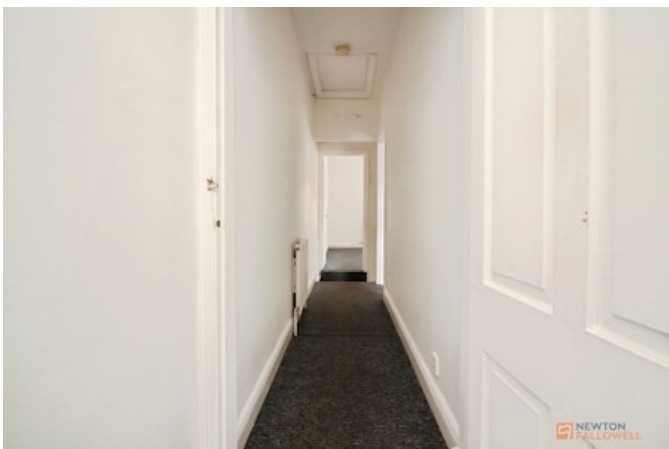
We are pleased to introduce the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or





fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

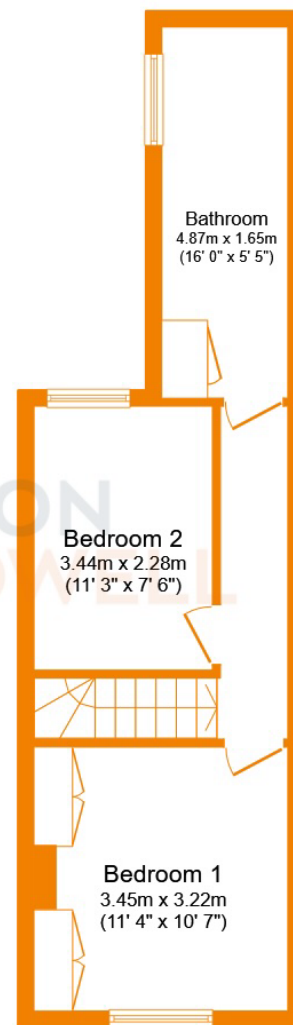
If you have a house to sell then we would love to provide you with a free no obligation valuation.







Ground Floor



First Floor

